



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2308675
Applicant Name: Brittani Ard
Address of Proposal: 1908 NE 130th Place

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide two parcels into three parcels of land. Proposed parcel sizes are: Parcel A) 8,818 sq. ft., Parcel B) 6,359 sq. ft. and Parcel C) 6,886 sq. ft. Existing single family residences and accessory garage to remain.

The following approval is required:

Short Subdivision: - to divide two existing parcels into three parcels of land.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity

The triangular shaped, 22,063-sq. ft. site is located on the north side of NE 130th Place at the corner of intersection 19th Avenue NE and NE 130th Place. It is zoned Single Family residential with 7200

square feet minimum lot size. The property is currently described as Lots 1, Block 6, Brockman's Addition to the City of Seattle. The subject site is currently developed with two single family residences, a detached garage and a shed. The topography of the site is relatively flat from the front to the rear property line. There is no alley. Access to all the lot is available from NE 130th Place. There are several large evergreen and deciduous trees spotted on the site mostly on western portion of the lot. Olympic Hill Elementary School is located on the next block to the east of 20th Avenue NE with Thornton Creek located approximately 100 feet south across NE 130th Place. Development in the vicinity is predominantly single family residential.

Proposal

The proposal is to subdivide two existing 22,063 sq. ft. lots into three parcels of land. Proposed Parcel A, with an existing single family residence, a detached garage and a shed would be 8,818 sq. ft., proposed Parcel B would be 6,359 sq. ft. and proposed Parcel C with an existing single family residence would be 6,886 sq. ft. The single family residences, a garage and a shed on Parcel A would remain. The existing single family residence on Parcel C would also remain.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is limited to the proposed division of land.

Public Comments

Notice of the proposed short plat was published on September 16, 2004. The extended public comment period ended October 13, 2004. Two comment letters were received. One respondent express concerns regarding the two under sized lots being proposed. The second respondent expressed several concerns regarding the proposed short plat. The respondent asserted that the proposed short plat would add to serious drainage problem existing in the vicinity especially with Thornton Creek located approximately 175 feet from the proposal site. Other concerns raised include increased density, the destruction of existing trees and animal habitat in the area and pollution of the Thornton Creek from run off from neighboring residential developments.

ANALYSIS - SHORT SUBDIVISION

Based on information provided by the applicant, referral comments from DPD's Drainage Section, Seattle Fire Departments, and Seattle Public Utilities (Seattle City Light and Water Department); and review by the Land Use Planner, the following findings are made with respect to the applicable criteria:

Pursuant to SMC 23.24.040, The Director shall, after conferring with appropriate officials, use the following applicable criteria to determine whether to grant, condition, or deny a short plat.

1. *Conformance to the applicable Land Use Policies and Land Use Code provisions.*

The proposed Parcel A would meet the minimum lot requirement of the Single Family 7200 (SF-7200) zone and proposed Parcel B and Parcel C would meet the requirement for the code-allowed exceptions to lot size. Parcel B is vacant and would be 6,359 sq. ft. and Parcel C with an existing single family residence would be 6,886 sq. ft. The lot sizes of the Parcel B and C would satisfy the “75/80 rule”, established in SMC 23.44.010 and therefore, may have less than the required lot area. Parcel A with an existing house including a garage and a shed, would be 8,818 sq. ft. Each lot will have adequate buildable lot area to meet applicable yards lot coverage requirements and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, is provided in Section 23.53.005.*

Vehicular access is available to Parcel A, B and C from NE 130th Place. Parking for proposed Parcel B and C would be established on each lot. The Seattle Fire Department has reviewed the proposed lot configuration in regards to fire protection and emergency vehicles access and has no objection. No street improvements are required. Seattle City Light does not require any additional easements to provide electricity. The short plat will provide adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal.*

The existing structure located on Parcel C is connected by means of a single side sewer to a 27-inch Metro sanitary sewer located on NE 130th Place. Then existing structure located on Parcel A is connected to a shared side sewer also serving the property addressed as 13002 19th Avenue NE, to an 8-inch public sanitary sewer (PS) located in 19th Avenue NE. In response to comments from DPD drainage reviewer, the applicant, January 18, 2005, submitted a survey plan showing a shared connection agreement between proposed Parcel B and C, to allow for joint use of the existing side sewer.

The main branch of Thorton Creek is approximately 175 feet south of the proposed short plat. It is recommended by the Drainage reviewer that infiltration, to provide ground water recharge, should be a satisfactory means of storm water management. Stormwater detention is likely to be required for construction in excess of 2000 square feet development coverage. Plan review requirements will be made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time.

The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on September 21, 2004 (WAC ID No. 2004-1417)).

4. *Whether the public use and interests are served by permitting the proposed division of land.*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, Short Subdivisions and Subdivisions, in Environmentally Critical Areas.*

The site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees:*

There are several trees located on proposed Parcel A and two on proposed Parcel B and C. The proposed configuration of Parcel B has enough buildable area to not necessitate the removal of existing trees. Thus the proposal has been designed to maximize the retention of existing trees on the property. Future construction will be subject to the provision of SMC 23.44.008 which sets forth tree planting requirements on single family lots.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivision, when the subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, cluster housing, or single family housing:*

This short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat application.

8. *Conformance to the provisions of Section 23.24.046, multiple single family dwelling units on a single family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single family dwelling unit:*

This short subdivision is not a multiple single family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY APPROVED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. Show the side yard setback for the existing house from the new lot line. The property corners set shall be identified on the plat and encroachments such as fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
2. Add the "Conditions of Approval Upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval Upon Application for Construction Permits see page ___ of ___."
2. Submit the final recording forms and fee for approval.

After Recording and Prior to Issuance of a Building Permit

4. Attach copy of the recorded short plat with the plans upon application for a construction permit.

Signature: _____ (signature on file) Date: February 10, 2005
Christopher A. Ndifon, Land Use Planner

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